

The Department of Community Planning & Development
City Hall, Lynchburg, VA 24504 **434-455-3900**

To: Planning Commission
From: Historic Preservation Commission
Date: July 13, 2005
Re: **CONSIDERATION OF A LOCAL HISTORIC DISTRICT (HD) ZONING DESIGNATION FOR PROPERTY TO BE KNOWN AS THE SANDUSKY HISTORIC DISTRICT, 757 SANDUSKY DRIVE**

I. PETITIONER

Historic Sandusky Foundation, Inc., 757 Sandusky Drive, Lynchburg, VA 24502

Representative: Gregory H. Starbuck, Executive Director, Historic Sandusky Foundation, Inc., 757 Sandusky Drive, Lynchburg, VA 24502

II. LOCATION

The subject property is a tract of 3.84 acres located on the north side of Sandusky Drive at the intersection of Sandusky and Pawnee drives.

Property Owner: Historic Sandusky Foundation, Inc., 757 Sandusky Drive, Lynchburg, VA 24502

III. PURPOSE

The purpose of the petition is to consider a local historic district (HD) zoning designation for the property known as Sandusky, 757 Sandusky Drive.

IV. SUMMARY

- Petition agrees with the Comprehensive Plan's Goals for History, Culture, Education and the Arts (page 6):
 - To "Preserve significant historic and cultural resources through the collaborative efforts of the City; historic and cultural groups"...and other local, state and federal preservation groups and organizations."
 - To "Increase access to information concerning local history and culture, as well as the value and benefits of preserving sensitive historic resources."
 - To "Ensure that future development, redevelopment, and public improvements complement the scale and character, and respect the integrity of designated historic districts and areas potentially eligible for designation."
- Petition agrees with U. S. Department of the Interior Heritage Conservation and Recreation Service National Register of Historic Places Inventory—Nomination Form, dated January, 1982 that nominated Sandusky to the Virginia Landmarks Register and the National Register of Historic Places as an individual Historic District on February 16, 1982 and July 16, 1982 respectively.
- Petition agrees with the City of Lynchburg's Historic District Survey, dated May 1976 which recommended designating Sandusky as a local historic district zone.
- Petition agrees with National Register Criteria for Evaluation:
 - Criterion A: Properties that are associated with events that have made significant contribution to the broad patterns of our history;

- Criterion B: Properties that are associated with the lives of persons significant in our past;
 - Criterion C: Properties that embody the distinctive characteristics of a type, period or method of construction or that represent a significant and distinguishable entity whose components may lack individual distinction;
 - Criterion D: Properties that have yielded or may be likely to yield information important in prehistory or history.
- Petition fulfils one of the conditions of the Conditional Use Permit (#R-01-050) that was granted to Historic Sandusky Foundation, Inc., on March 13, 2001 to “submit a petition to the City for consideration of designating the subject property as a local historic district.”
 - Local historic district designation would offer protection and preservation for such a significant property.

V. Impact

Designating the subject property as a Local Historic District would:

- Preserve and protect the existing buildings from inappropriate future alterations or demolition;
- Assure that new construction would be done in character with appropriate designs and standards;
- Bring greater recognition of the historical importance of this site to the citizens and visitors to Lynchburg.

The Historic Preservation Commission recommends approval of the local historic district petition (7-0).

The Planning Division recommends approval of the local historic district petition.

VI. RECOMMENDED MOTION:

Based on the Findings of Fact, the Planning Commission recommends to City Council approval of Historic Sandusky Foundation’s petition for a local Historic District (HD) zoning designation for the property to be known as the Sandusky Historic District at 757 Sandusky Drive.

This matter is respectfully offered for your consideration.

William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney

Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. R. Douglas Dejarnette, Fire Marshal
Mr. J. Lee Newland, Director of Engineering
Lt. Danny R. Marks, Lynchburg Police Department Field Operations Bureau
Capt. Todd Swisher, Lynchburg Police Department North Division
Capt. H. W. Duff, Jr. Lynchburg Police Department East Division
Capt. G. Wayne Cyrus, Lynchburg Police Department South Division
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Mr. Keith Wright, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mr. Kent White, Senior Planner
Ms. Erin Bryant, Environmental Planner
Ms. Annette M. Chenault, Planner II
Mr. Gregory Starbuck, Representative

VII. ATTACHMENTS

1. Vicinity Zoning Pattern
(see attached map)
2. Vicinity Proposed Land Use
(see attached map)
3. HPC Report dated June 20, 2005
(see attached report)
4. HPC Minutes of June 20, 2005 (excerpt)
(see attached minutes)
5. National Register of Historic Places Nomination Form for Sandusky
(see attached nomination form)
6. "Sandusky 'By the Still Waters,'" by Janet Shaffer
(see attached article)
7. Map
(see attached map)
8. Photographs
(see attached photographs)